



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 07/25/00

AGENDA ITEM _____

WORK SESSION ITEM WS #3

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Proposed General Plan Revision Process

RECOMMENDATION:

It is recommended that the City Council review and comment on this report.

DISCUSSION:

The State of California requires each city and county to adopt a general plan documenting its decisions concerning the future of the community. The general plan is comprehensive in that it encompasses all geographic areas of the community as well as all subject topics significant to physical development from a citywide perspective. The general plan is long-range in that it goes beyond pressing current issues to the future shape of development some 20-25 years hence. Preparing, adopting, and maintaining a general plan serves to identify the community's goals, outline the policies that will guide community improvements and future development, provide citizens with an opportunity to participate in the decision-making process, and create a basis for subsequent planning efforts and special studies.

General Plan Contents

State law requires that a jurisdiction's general plan contain certain elements addressing specific issues where locally relevant. These mandated elements include the following: land use; circulation; housing; open space; conservation; safety; and noise. The manner in which these elements are incorporated in the general plan is left to the discretion of the jurisdiction. The last comprehensive revision of Hayward's General Plan was adopted in 1986. Since that time, several of the state-mandated elements have been updated and two optional elements have been adopted (i.e. Growth Management and Economic Development). As a result, the City's General Plan now consists of seven physically separate documents. It is envisioned that the next revision of the General Plan will result in a single, comprehensive document that incorporates all of the state-mandated elements as well as any optional elements desired by the City Council. The new document will supersede all of the existing documents that together constitute the City's current General Plan.

Obviously, the relevance of existing General Plan elements, as well as other plans and studies, will vary depending on the date of their adoption or preparation and to what extent there have been changes in the underlying assumptions or conditions. For example, it is envisioned that the Economic Development Element, which was just adopted in 1996, and the Circulation Element, which was just updated in 1998, will be in need of little or no revision. On the other hand, several of the elements that were originally adopted in the 1970's are in need of substantial updates or revisions. For example, the Noise and Seismic Safety Elements are in need of technical updates in the background information and perhaps in the policy areas as well. There are other elements that simply need to be better integrated in the General Plan. For example, it is envisioned that the concepts embodied in the Growth Management Element adopted in 1993 will provide the context for discussion of land use and infrastructure issues.

The Housing Element requires special treatment because its content is set forth in state law and there are specific deadlines for preparing updates. The next revision must be adopted by December 31, 2001. It is anticipated that once overall housing policies have been proposed as part of the General Plan Revision process, it may be advisable to form a technical advisory group, composed of representatives from housing advocacy groups and various sectors in the housing industry. This group will be able to assist in developing housing programs and strategies to implement the proposed policies.

Background Reference Documents

Since 1986, the City has completed sixteen neighborhood plans covering all residential and commercial areas of the city, excluding the Downtown and the Industrial Corridor. These plans served to refine the General Plan policies and will be invaluable as background reference documents during the revision of the General Plan. In addition, various area plans and specific plans have been prepared or revised since the last comprehensive revision of the General Plan. Examples include the Downtown Design Plan, Airport Master Plan (nearing completion), Cannery Area Design Concept (now underway), and Hayward Area Shoreline Planning Program (under the auspices of the Hayward Area Shoreline Planning Agency).

Revision Process **Timeline**

The overall revision process is anticipated to require approximately 18 months. Planning staff is currently reviewing existing documents and preparing technical background materials. The initial community workshop is envisioned in late September or early October, and would result in the identification of issues to be addressed during the revision process. Analysis of these issues would be undertaken during the next three or four months, resulting in the preparation of preliminary findings and the formulation of possible strategies. One or more community workshops would be held in the spring in order to review the findings and possible strategies. The next three or four months would involve the development of draft policies and strategies. During the summer, staff would prepare the draft General Plan document in conjunction with the preparation of the draft environmental impact report. Another community workshop would be

held in October 2001 to present the draft General **Plan**. Public hearings would be held before the Planning Commission in November and City Council in December.

Citizen Participation Alternatives

Citizen participation will be incorporated in the General Plan Revision during every phase of the planning process. There are various alternatives for involving the public in this process. Two possible approaches are described briefly below.

Alternative A

This alternative envisions that recruitment for a General Plan Task Force of approximately 15 persons would begin in late August. Mailings and newspaper display ads would promote the initial community workshop and announce the availability of task force applications. According to the timeline, task force interviews and appointments would be **completed** by the end of September, prior to the initial community workshop. The task force would meet regularly with staff to analyze the issues and develop possible strategies. Likewise, following the next community workshops, the task force would assist in the formulation of draft policies and strategies. Throughout the process, progress would be reviewed with the Planning Commission and City Council at periodic joint work sessions.


Alternative B

Under this alternative, there would be no appointed task **force** and greater emphasis would be placed on the dissemination of information and gathering of public input through the community workshops. These workshops could be held on Saturdays **and** encompass a variety of methods to convey the findings and seek feedback from those in attendance, including but not limited to special presentations, surveys, and forums. In addition, greater reliance would be placed on the possibilities for interactive communications via the City's home page on the Internet. As in the other alternative, progress would be reviewed with the Planning Commission and City Council at periodic joint work sessions throughout the process.

Approved Budget and Staffing

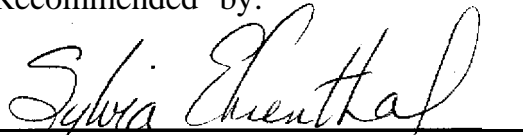
The General Plan Revision budget includes approximately \$183,000, which is primarily earmarked for preparation of the necessary environmental documents. This amount includes the costs for the services of a noise consultant to update technical background information for the Noise Element. This information will also be incorporated in the environmental documentation. This amount also includes the costs of public notification, special mailings, and other expenses associated with the community workshops. All other work, including the preparation of draft background papers, facilitation of public meetings, and preparation of the **draft** General Plan document, will be performed by City staff.

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07.19.00